071.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,360,100	/	1,360,100
USE VALUE:	1,360,100	/	1,360,100
ASSESSED:	1,360,100	/	1,360,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHOSLA RAGAV/TRUSTEE
Owner 2:	RAGAV KHOSLA REVOCABLE TRUST
Owner 3:	
Street 1:	38 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KHOSLA RAGAV -
Owner 2:	-
Street 1:	38 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,680 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Clapboard Exterior and 3756 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11680.000	820,800		539,300	1,360,100
Total Card	0.268	820,800		539,300	1,360,100
Total Parcel	0.268	820,800		539,300	1,360,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.11 | /Parcel: 362.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45043
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!6022!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	820,900	0	11,680.	539,300	1,360,200	1,360,200	Year End Roll	12/18/2019
2019	101	FV	637,000	0	11,680.	539,300	1,176,300	1,176,300	Year End Roll	1/3/2019
2018	101	FV	637,000	0	11,680.	462,200	1,099,200	1,099,200	Year End Roll	12/20/2017
2017	101	FV	637,000	0	11,680.	431,400	1,068,400	1,068,400	Year End Roll	1/3/2017
2016	101	FV	637,000	0	11,680.	369,800	1,006,800	1,006,800	Year End	1/4/2016
2015	101	FV	589,900	0	11,680.	331,300	921,200	921,200	Year End Roll	12/11/2014
2014	101	FV	589,900	0	11,680.	306,600	896,500	896,500	Year End Roll	12/16/2013
2013	101	FV	589,900	0	11,680.	292,400	882,300	882,300		12/13/2012

PRINT

Date	Time
12/10/20	20:50:21

LAST REV

Date	Time
10/10/19	10:18:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KHOSLA RAGAV,	1483-143		1/8/2016	Convenience	1	No	No		
KHOSLA RAGAV &	1449-51		2/24/2014	Convenience	1	No	No		
KHOSLA RAGAV &	1424-145		10/16/2012	Convenience	1	No	No		
KHOSLA RAGAV &	1397-103		3/23/2011	Convenience	1	No	No		
CORCORAN WILLIA	1387-130		7/28/2010		867,900	No	No		
FLANAGAN FRANK	1159-143		8/1/1996		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	45043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	963	Solar Pa	33,000		7/13/2016			Roof mounted solar
7/14/2015	951	Alterati	10,000		7/14/2015			Building of a hall
5/19/2010	470	Manual	300					
1/15/2002	22	Demoliti	2,000	C				
1/11/2002	65	Addition	65,000	O				ADD 2ND FLOOR-PORC
10/24/1996	572	Alterati	22,500					REMODEL 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	Inspected	PH	Patrick H
11/20/2018	Missed Appt.	BS	Barbara S
10/22/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Meas/Inspect	163	PATRIOT
5/3/2002	Inspected	PM	Peter M
10/8/1999	Meas/Inspect	267	PATRIOT
8/13/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11680		Sq. Ft.	Site		0	70.	0.66	4									539,281						539,300	

Total AC/HA:	0.26814	Total SF/SM:	11680	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	539,281	Spl Credit		Total:	539,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.92955267
Const Adj.:	0.99693000
Adj $ / SQ:	97.303
Other Features:	151255
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860373
Depreciation:	39577
Depreciated Total:	820796

COMMENTS

CHK HST 1/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

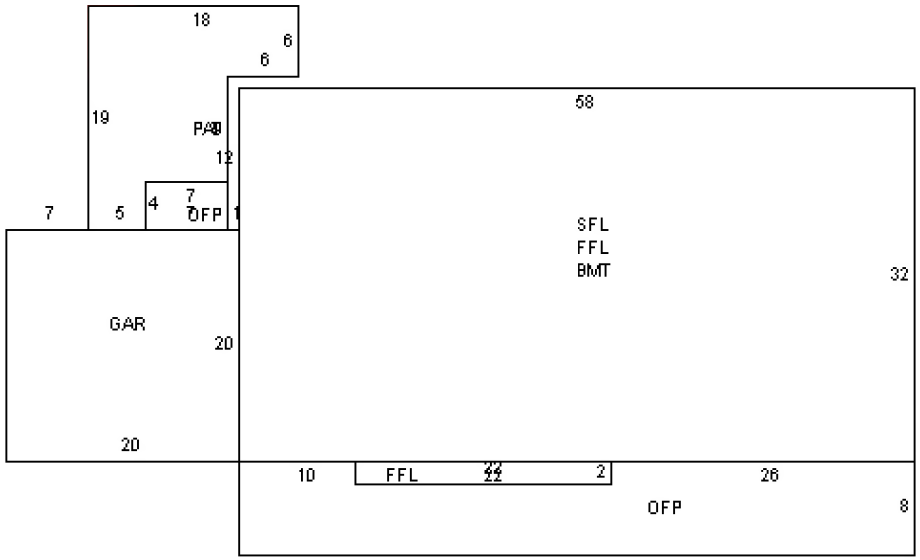
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.06
Special Features:	0	Val/Su Net:	122.58
Final Total:	820800	Val/Su SzAd	218.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,900	97.300	184,876
BMT	Basement	1,856	29.190	54,179
SFL	Second Floor	1,856	97.300	180,595
OFP	Open Porch	448	20.120	9,014
GAR	Garage	400	21.180	8,474
PAT	Patio	236	3.830	903

Net Sketched Area:	6,696			Total:	438,041
Size Ad	3756	Gross Are	6696	FinArea	3756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	